



7 Matthew Lane, Meltham, Holmfirth, HD9 5JS
Offers Over £375,000

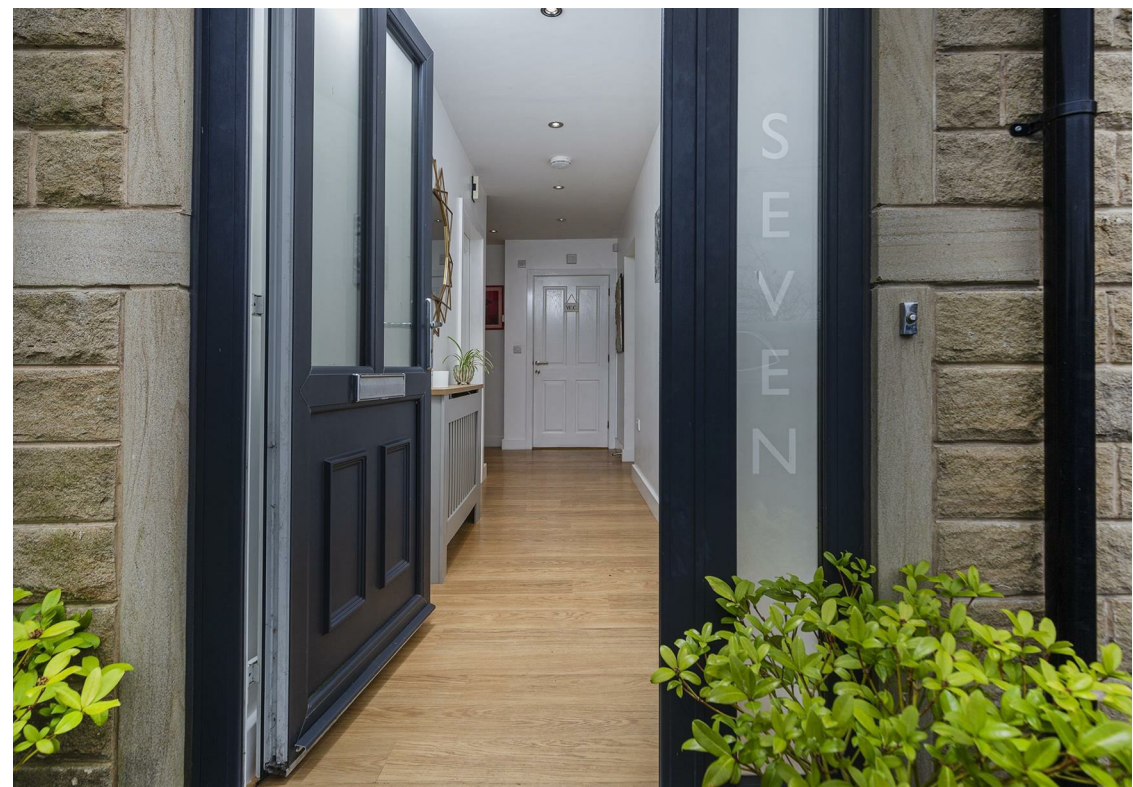
bramleys

Built in 2016 by locally renowned builders Worth Homes (Yorkshire) Limited. This well proportioned 4 bedroom detached property is situated in the sought after village of Meltham and forms an excellent proposal for the family purchaser. Featuring an open plan dining kitchen which provides an ideal space to entertain, with a set of French doors opening out into the rear garden, this home also provides a spacious master bedroom with en-suite. Being well presented throughout by our current owners, the property provides ready to move into accommodation and also features a generous driveway, together with integral garage, tiered rear gardens and an electric vehicle charging point. Being ideal for access to Huddersfield and Holmfirth town centres, together with other local villages, this home requires an early internal inspection to be appreciated.

With accommodation briefly comprising:- entrance hall, cloakroom/WC, lounge, dining kitchen, first floor landing, master bedroom with en suite, 3 further bedrooms and family bathroom.

Energy Rating: B





GROUND FLOOR:

Enter the property through a glazed external door into:-

Entrance Hall

Fitted with a central heating radiator, inset ceiling spotlights, wood effect laminate flooring, a door gives access to the garage and stairs elevate to the first floor.

Lounge

14'5" x 13'2" max (4.39m x 4.01m max)

This good sized reception room is fitted with a uPVC double glazed window to the front elevation and a central heating radiator.

Cloakroom/WC

Furnished with a concealed flush WC, wall hung wash basin with semi-pedestal and monobloc mixer tap, tiled splashbacks, central heating radiator and a uPVC double glazed window to the rear elevation.



Dining Kitchen

14'9" x 13'1" (4.50m x 3.99m)

Fitted with a range of modern wall, drawer and base units with wood effect laminate work surfaces, matching upstands and an inset 1.5 bowl sink with drainer and monobloc mixer tap. Integral appliances include an eye level electric NEFF oven, 5 ring gas on glass NEFF hob, overlying extractor hood and dishwasher. There is also a uPVC double glazed window to the rear, inset ceiling spotlights, wood effect laminate flooring, central heating radiator and space for a fridge freezer. A set of French doors lead out to the garden.

Garage

9'10" x 20'5" (3.00m x 6.22m)

Having an electric roller remote control operated door, plumbing for a washing machine and a uPVC double glazed door leading out to the rear accompanied by a window. The Ideal boiler is also located here.

FIRST FLOOR:

Landing providing access to the loft via a ceiling hatch and a uPVC double glazed window to the side elevation.



Master Bedroom

12'10" x 10'8" (3.91m x 3.25m)

Enjoying a pleasant aspect overlooking the rear garden via a uPVC double glazed window, this good sized bedroom also has a central heating radiator and access to the en suite.

En suite

A 3 piece suite briefly comprising of a low flush WC with push to flush, floating wash hand basin with semi-pedestal and monobloc mixer tap and shower cubicle. With tiled splashbacks, obscure uPVC double glazed window to the rear elevation and chrome heated towel rail.

Bedroom 2

19'1" x 9'7" (5.82m x 2.92m)

Benefitting from a uPVC double glazed window to the front, accompanied by a Velux roof window to the rear and vertical central heating radiator.

Bedroom 3

9'11" x 9'9" (3.02m x 2.97m)

Having a uPVC double glazed window to the front elevation and a central heating radiator.

Bedroom 4

8'9" x 7'8" (2.67m x 2.34m)

Having a uPVC double glazed window to the front elevation and a central heating radiator.

Bathroom

Furnished with a 4 piece suite briefly comprising of a concealed flush WC, wall hung wash hand basin with semi-pedestal and monobloc mixer tap, sunken bath in tiled surround and double shower cubicle with rainwater head and hand shower attachment. There are also fully tiled walls, a fully tiled floor, chrome heated towel rail and electric shaver point.

OUTSIDE:

To the rear French doors lead out to an immediate paved patio area with steps leading up to a tiered part decked, part lawn area, framed in timber fencing. Access is gained to the front of the property via the side. To the front there is a tarmacadam driveway providing off road parking for multiple vehicles alongside a grassed garden area and electric vehicle charging point.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Chapel Hill (A616), proceed to the traffic lights in Lockwood and continue straight ahead into Meltham Road. Proceed along this road, passing through the village of Netherton and on reaching the village of Meltham turn right into Station Street, first left into Greens End Road and follow the road round. Turn left into Colders Lane and as the road forks bear right onto Matthew Lane where the property can be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

E

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

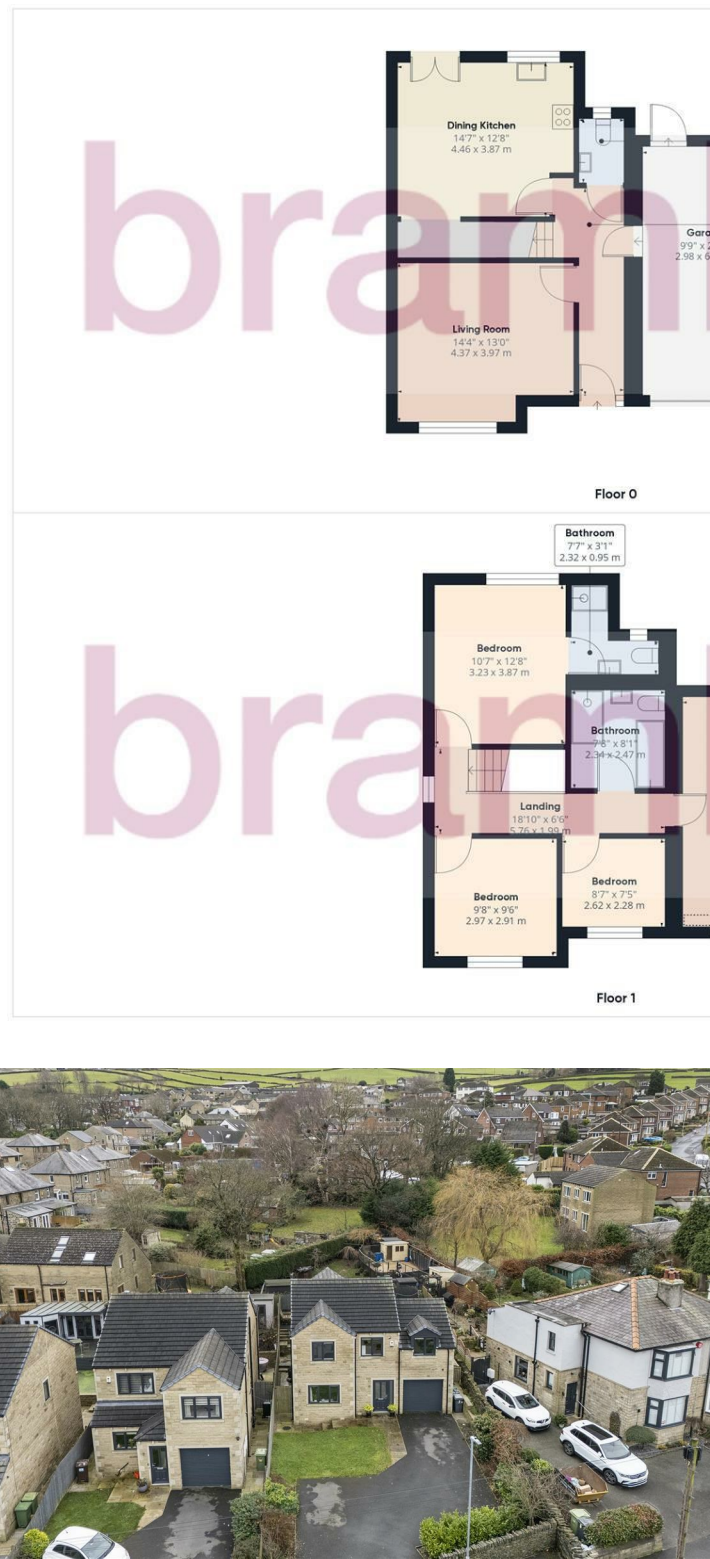
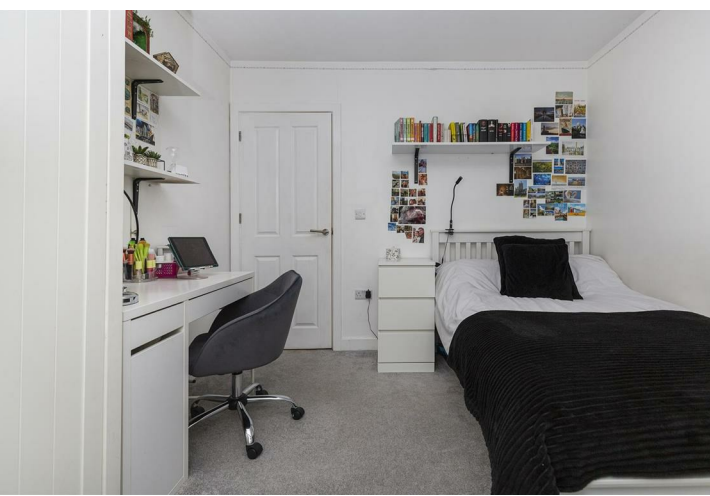
ONLINE CONVEYANCING SERVICES:

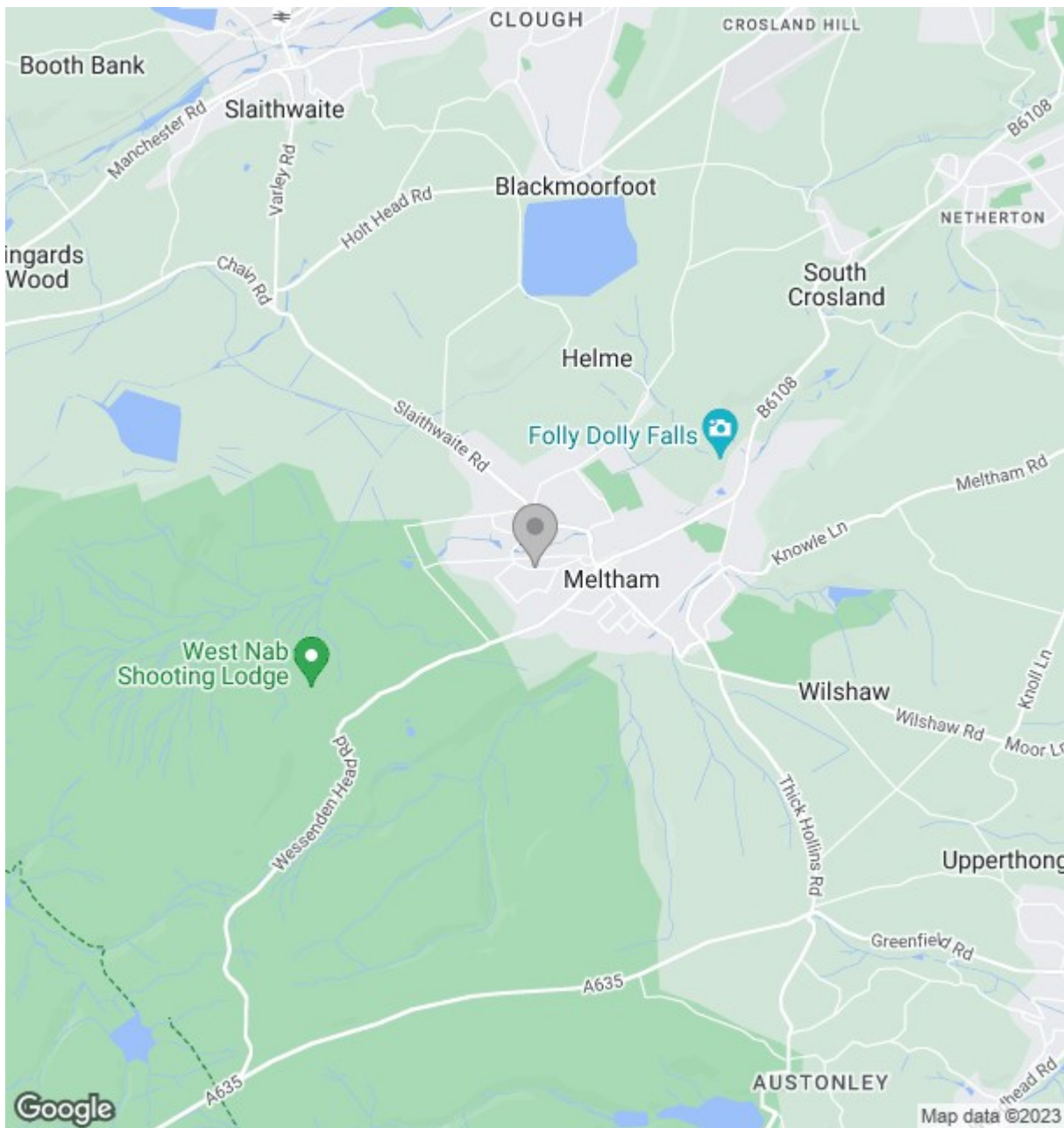
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

PLEASE NOTE:

The property is being sold on behalf of a relative of Bramleys staff.








CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

